

CITY OF SANTA CLARA
CITY COUNCIL HEARING



SANTA CLARA SQUARE

MINOR CHANGE TO PREVIOUSLY APPROVED REZONING

NOVEMBER 21, 2017



MASTER PLAN

SANTA
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Current approval:

1,800 apartment units
*(includes 40,000 SF of ground
floor retail)*

1.7M SF of office space

125,000 SF of
neighborhood retail



PROJECT STATUS UPDATE

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APARTMENTS

- **San Tomas Creek Trail Connection** - Fall 2017
- **Phase 1** - 347 units - Summer 2018
- **Phase 2** - 851 units - Fall 2018
- **Public Park** - Spring 2019
- **Phase 3** - 280 units - Summer 2020
- **Phase 4** - 359 units - Fall 2020



RETAIL

- **Illuminate** - January 2018
- **Puesto** - February 2018
- **Verizon** - February 2018
- Continued active interest from a variety of restaurants and services for mixed-use retail



Phase I

- **Amazon** lease announced, October 2017 (180,000 SF)
- **Veritas** lease announced, November 2017

Phase II

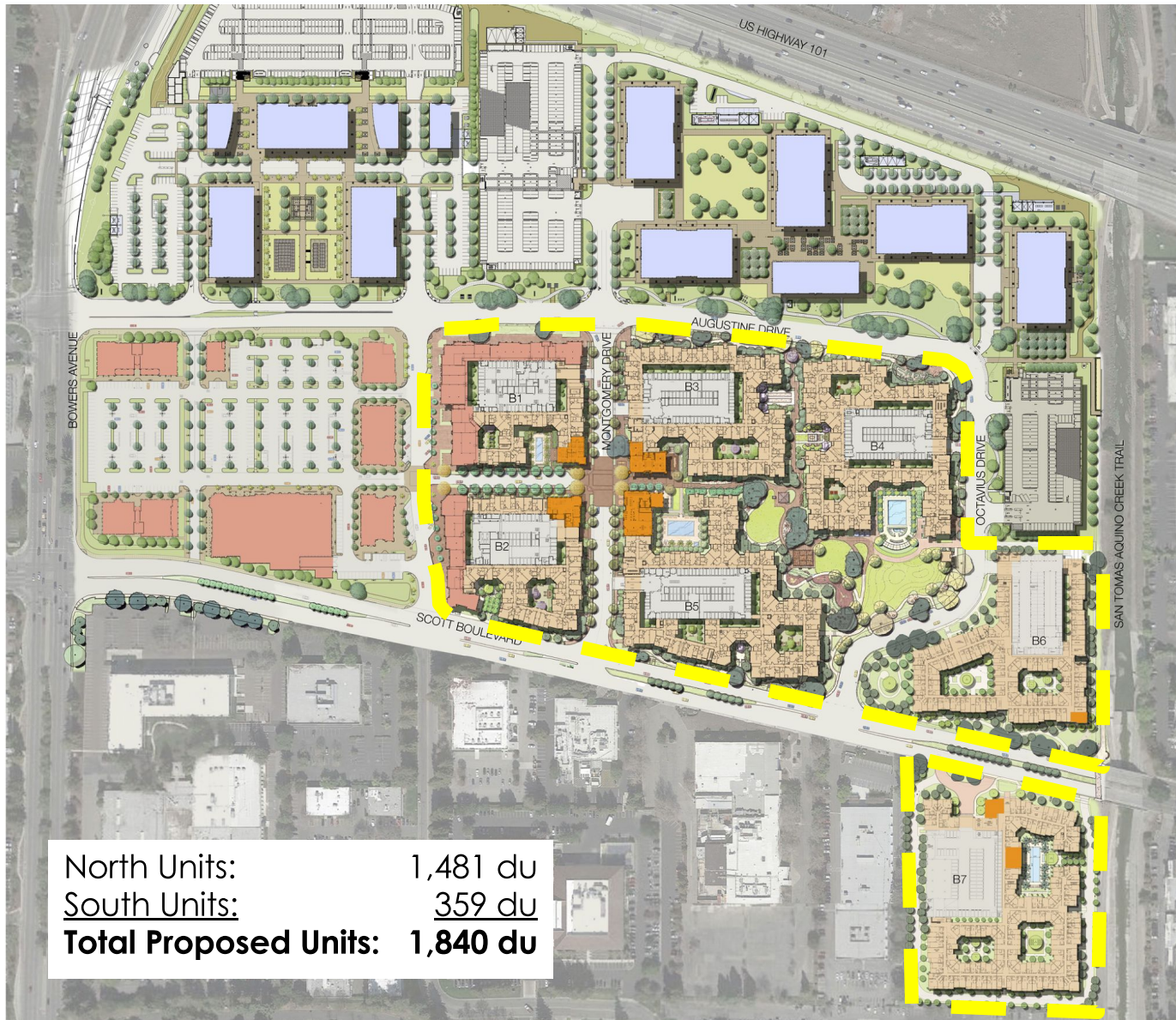
- **CIG** moved in August 2017
- **Emergent Payments** moved in October 2017
- **AMD** moved in November 2017
- **ReadyNow** space currently available for lease

OFFICE



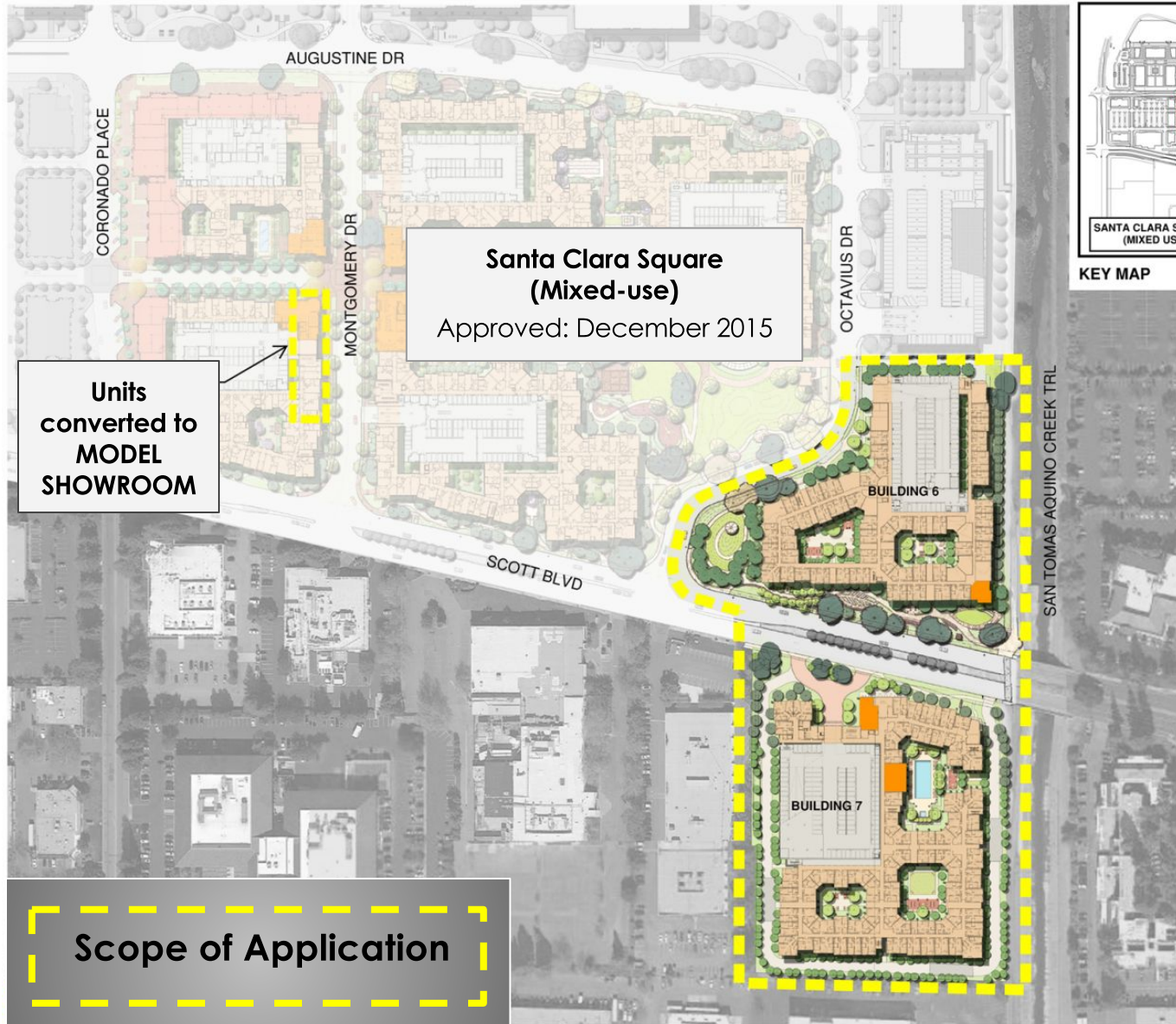
APARTMENT COMMUNITY

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APPLICATION SCOPE

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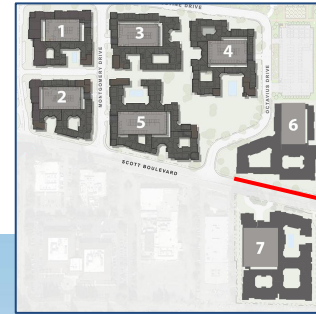


MODEL SHOWROOM CONVERSION

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BUILDING 6 ELEVATION STYLE



Architectural Style Elements

Formal Italian

- Arched forms with trellis accents at building base
- Classic Tuscan cast stone columns
- Informal composition of formal architectural elements
- Built up tight fascia
- Barrel tile roof

Formal Spanish

- Arched forms accent base elements
- Broad overhangs with exposed rafter tails
- Trellis elements accent top of base elements
- Barrel tile roofs
- Simple monochromatic application of earth tone colors



Building 6 - Scott Blvd. Partial Enlarged Elevation



Building 6 - Scott Blvd. Elevation

BUILDING 6 RENDERING FROM SCOTT BLVD.

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BUILDING 6 RENDERING FROM THE PARK

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BUILDING 7 ELEVATION STYLE



Architectural Style Elements

Palladian

- Formal compositions of symmetrical elements
- Use of iron work with ornamental shapes/geometry
- Built up fascia is ornate with more detail
- Barrel tile roof
- Broader use of trim with decorative lintels

Formal Spanish

- Arched forms accent base elements
- Broad overhangs with exposed rafter tails
- Trellis elements accent top of base elements
- Barrel tile roofs
- Simple monochromatic application of earth tone colors



Building 7 - Scott Blvd. Partial Enlarged Elevation



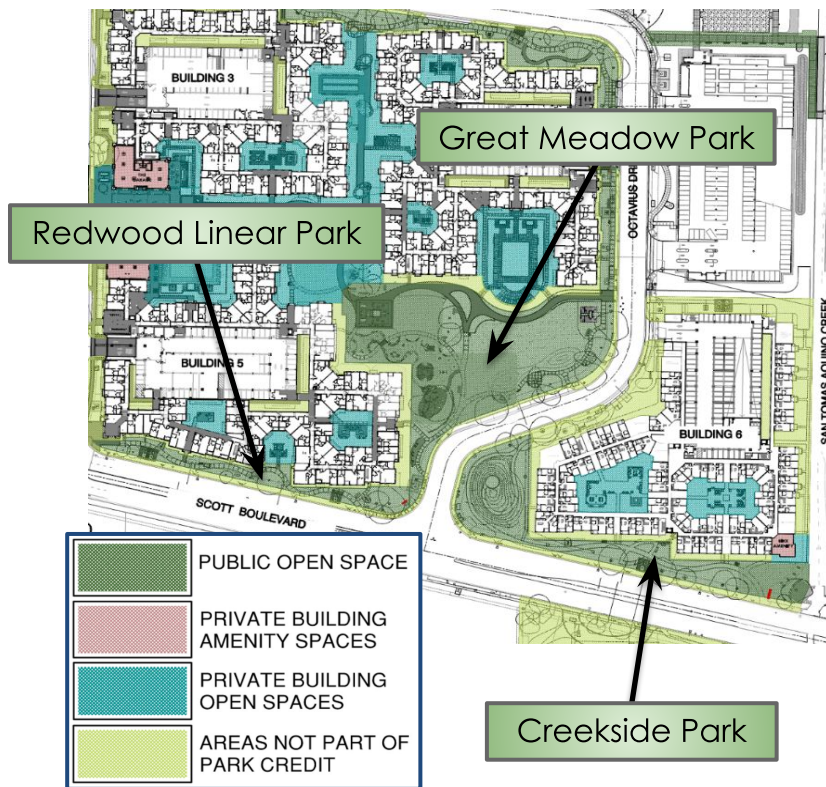
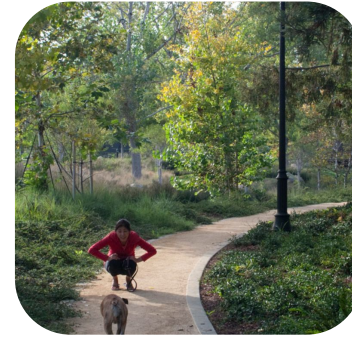
Building 7 - Scott Blvd. Elevation

BUILDING 7 RENDERING FROM SCOTT BLVD.

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OPEN SPACE, PARKS & CONNECTIVITY



San Tomas Aquino Creek Trail connection



SELECTED PROJECT IMAGES

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AFFORDABLE UNIT SUMMARY

Quantity & Type

- Affordable Units: 10% (180, plus 4 for density increase)

Location & Timing

- Location of proposed units selected by developer at time of vertical construction permit issuance **off-site location term: 55 years (50% Very-low income, 50% Low income) and 30 years (50% Moderate income, 50% Low income) for on-site location**
- Off-Site Option: **3 years from the effective date of the Development Agreement** to elect to either provide **on or off-site affordable** units

Quality & Amenities

- Units to be comparable quality to market rate units
- Access provided to all amenities & community services

Affordable requirement 10%

10% of 40 units = 4 units

New total affordable units = 184 units



MUNICIPAL FEES PAID TO DATE

Paid to date thru 2017:	\$41MM
Park Fees (<i>\$1.8MM anticipated in 2018</i>)	\$12.7MM
Utility Impact Fees	\$9.8MM
School Fees	
<i>Voluntary Contribution</i>	\$5.6MM
<i>School Fees</i>	\$5.3MM
Permit & Plan Check Fees	\$3.5MM
Infrastructure Fees	\$1.2MM
Firefighting Vehicle	\$800K
Traffic Mitigation Fees	\$650K
Voluntary Traffic Contribution	\$540K
San Tomas Creek Trail Improvements	\$350K
Bookmobile Contribution	\$250K
Admin. Processing Fees	\$200K
VTA Voluntary Contribution	\$103K

Additional 40 units

Fee Type	Estimate
Permits & Processing Fees	\$124,000
Utility Fees	\$309,000
Park Fees	\$1,041,000
School Fees	
<i>School Fees</i>	\$183,000
<i>Voluntary Contribution</i>	\$183,000
Total	\$1,840,000

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THANK YOU. QUESTIONS?

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